

# ONE FIFTY EAST

GRAND CENTRAL



# A NEW ERA OF TRANSFORMATION

ONCE THE HEADQUARTERS OF ONE OF AMERICA'S GREAT INDUSTRIAL BRANDS, 150 EAST 42ND STREET NOW ENTERS A NEW ERA UNDER RXR'S STEWARDSHIP—BLENDING TIMELESS ARCHITECTURAL DESIGN WITH MODERN INFRASTRUCTURE AND A VISION FOR TRANSFORMATION.

POSITIONED JUST STEPS FROM GRAND CENTRAL, THE BUILDING DELIVERS UNPARALLELED ACCESS, EXPANSIVE FLOOR PLATES, PANORAMIC VIEWS, AND A POWERFUL NARRATIVE THAT CONNECTS BUSINESSES TO THE LEGACY AND MOMENTUM OF MIDTOWN MANHATTAN.

ONE FIFTY EAST

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ICONIC BUILDING

## DESIGN THAT ENDURES

This iconic building marries timeless architectural character with modern infrastructure and wellness-forward upgrades. Behind its landmarked façade lies light-filled interiors built for flexibility and scale, sweeping views and dynamic workspaces designed for today's forward-thinking teams. It's a rare blend of history, functionality, and future-ready design.



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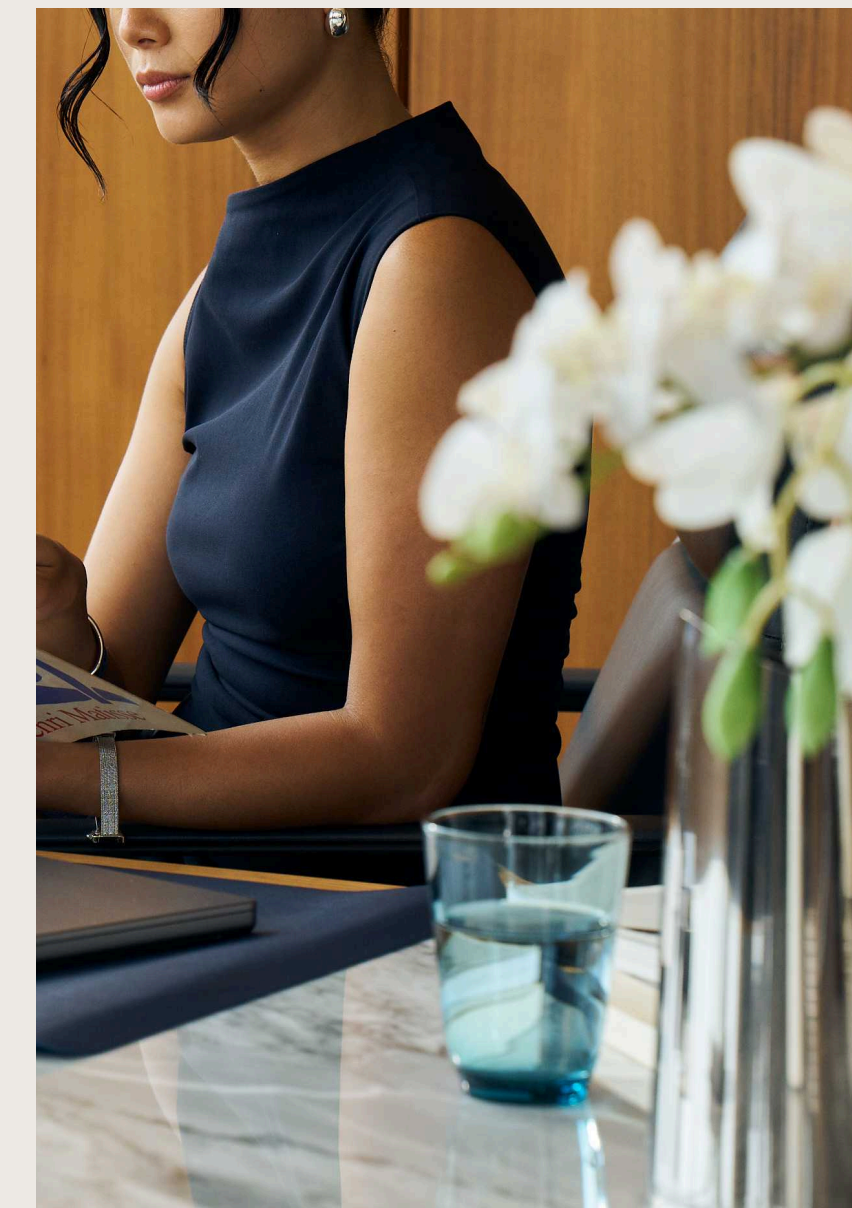
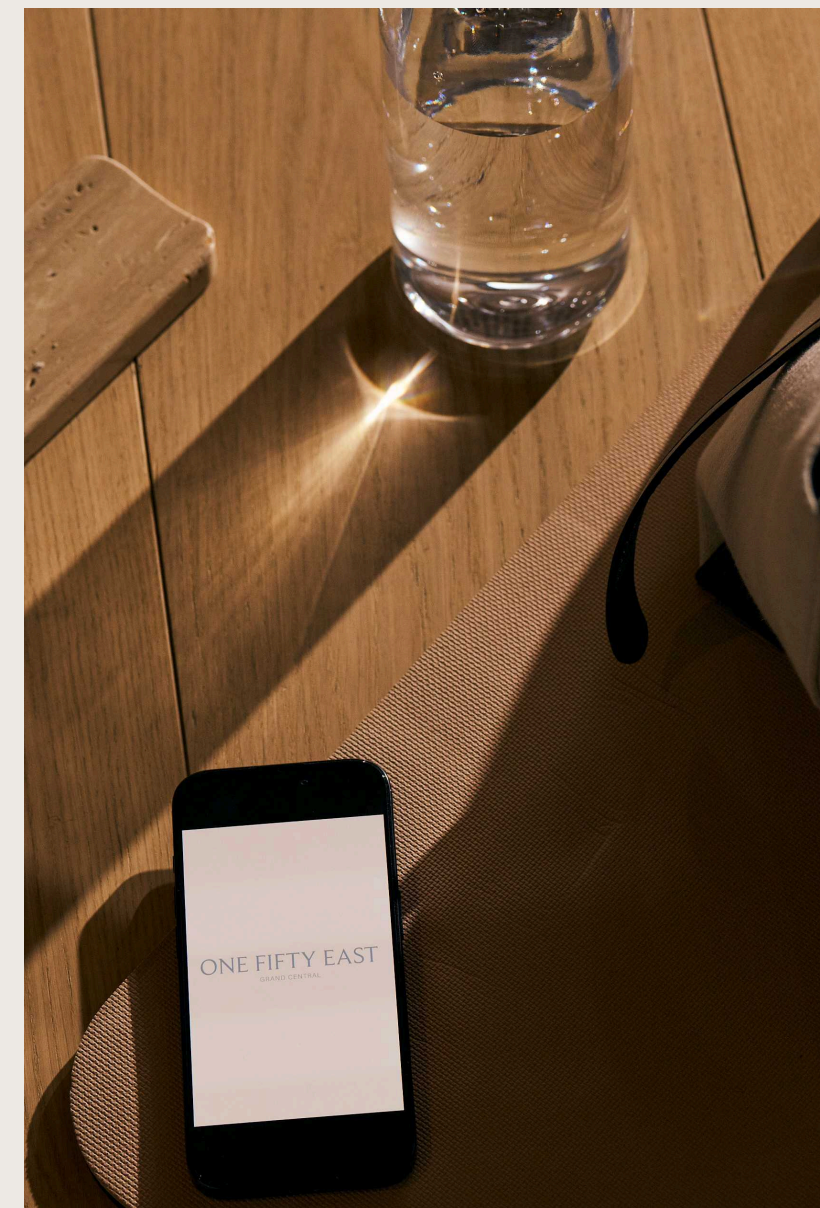
GRAND CENTRAL

# A NEW VISION

## ARRIVAL REIMAGINED, AMENITIES REFINED

One Fifty East is undergoing a bold transformation, reimagining the arrival and amenity spaces to meet the needs of today's evolving workforce. In partnership with MdeAS Architects, the redevelopment will introduce a modern, seamless experience that prioritizes wellness, connectivity, and purposeful design. Through thoughtful design and purposeful reprogramming, the building will offer a renewed sense of arrival and an elevated journey from entry to office.

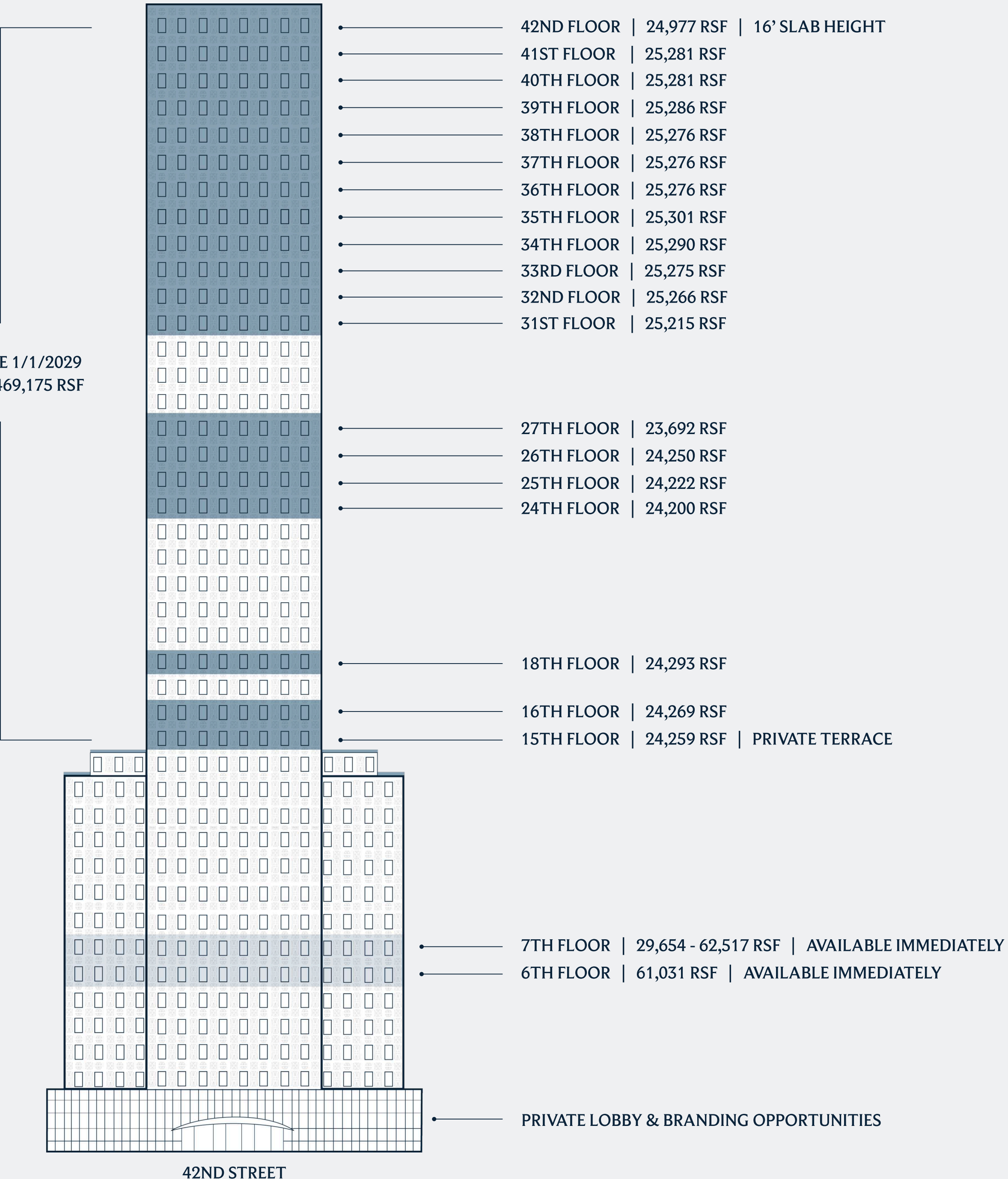
From a revitalized lobby, elevated amenity offering, a private lobby and branding opportunities, every detail is crafted to enhance flow, foster connection, and support productivity—creating a more dynamic, engaging environment that reflects the future of work.



STACKING PLAN

AVAILABILITY

AVAILABLE 1/1/2029  
469,175 RSF



42ND STREET



# LOBBY TRANSFORMATION



THE RENDERINGS ARE FOR SCHEMATIC ILLUSTRATIVE PURPOSES ONLY. REPRESENTATIONAL APPROVALS HAVE NOT BEEN SECURED.

# LOBBY TRANSFORMATION



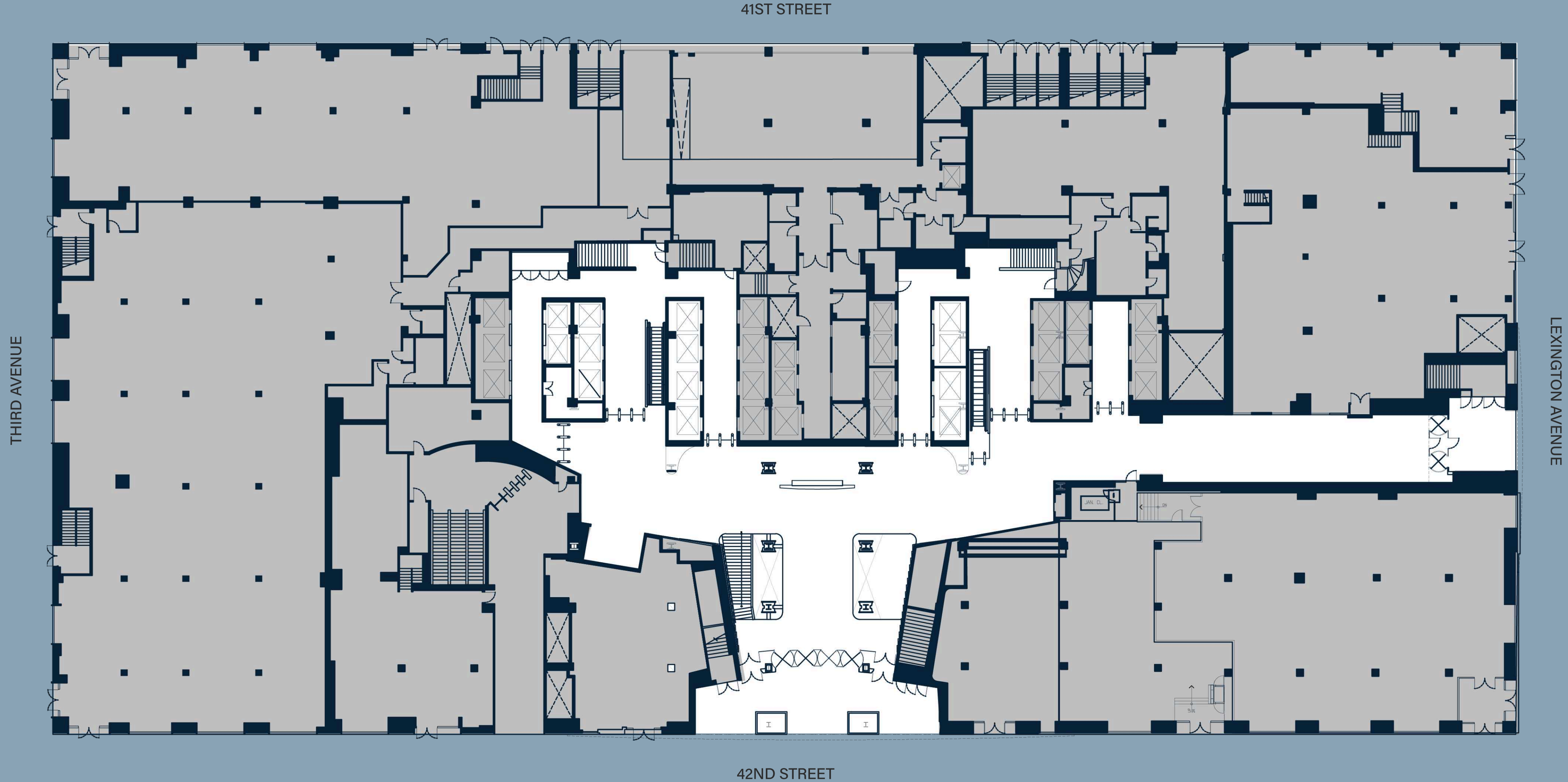
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# LOBBY TRANSFORMATION



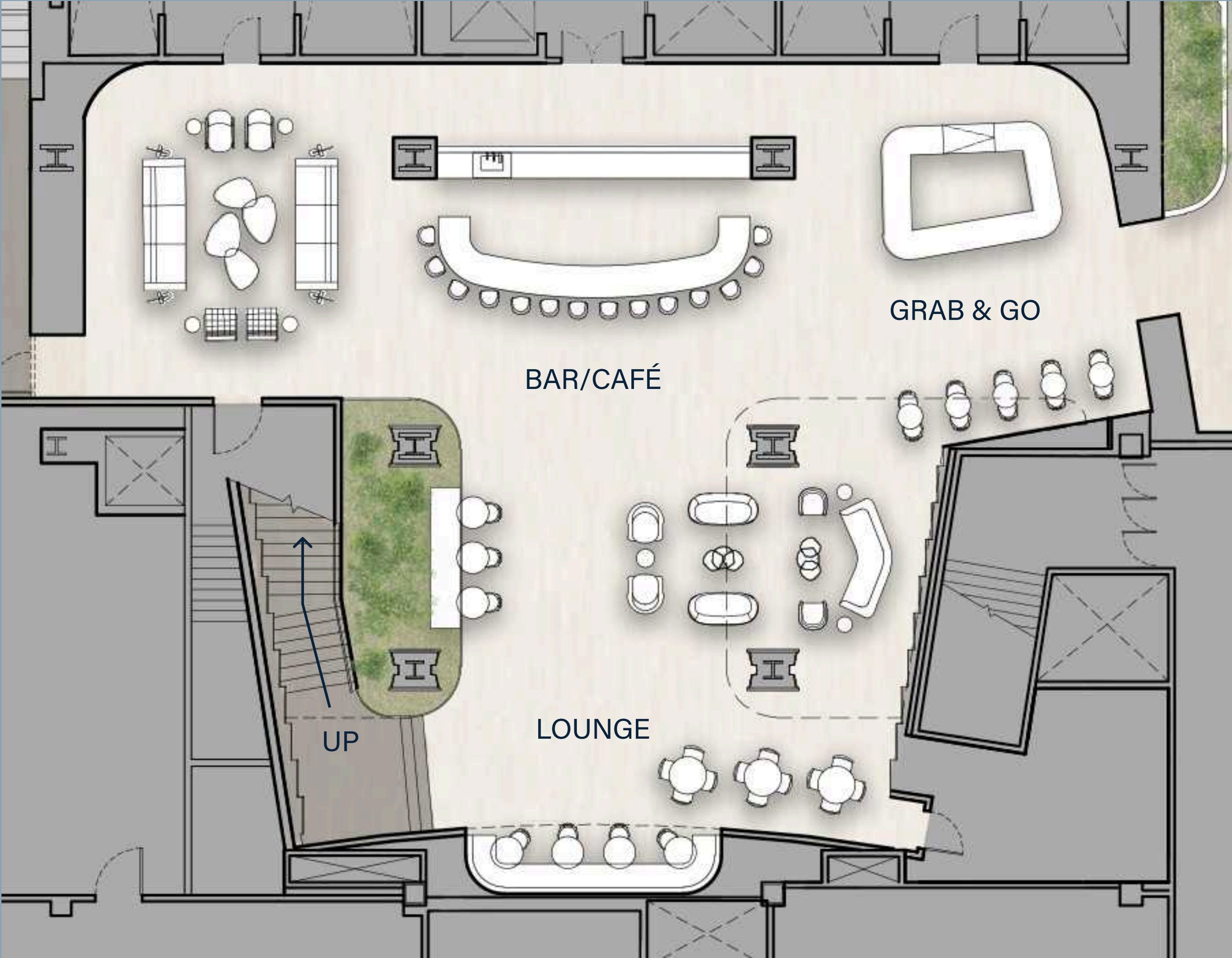
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# LOBBY PLAN



AMENITY

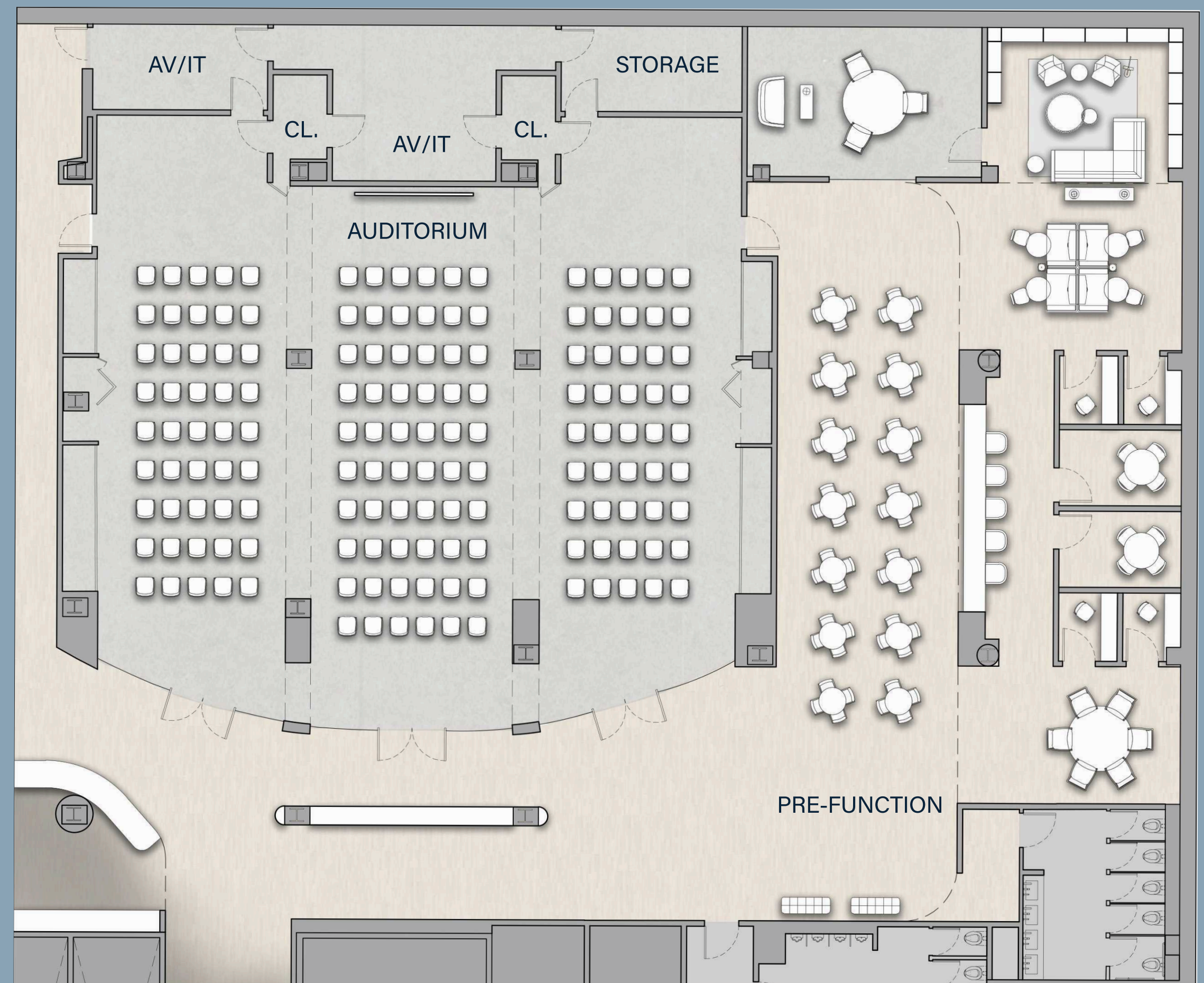
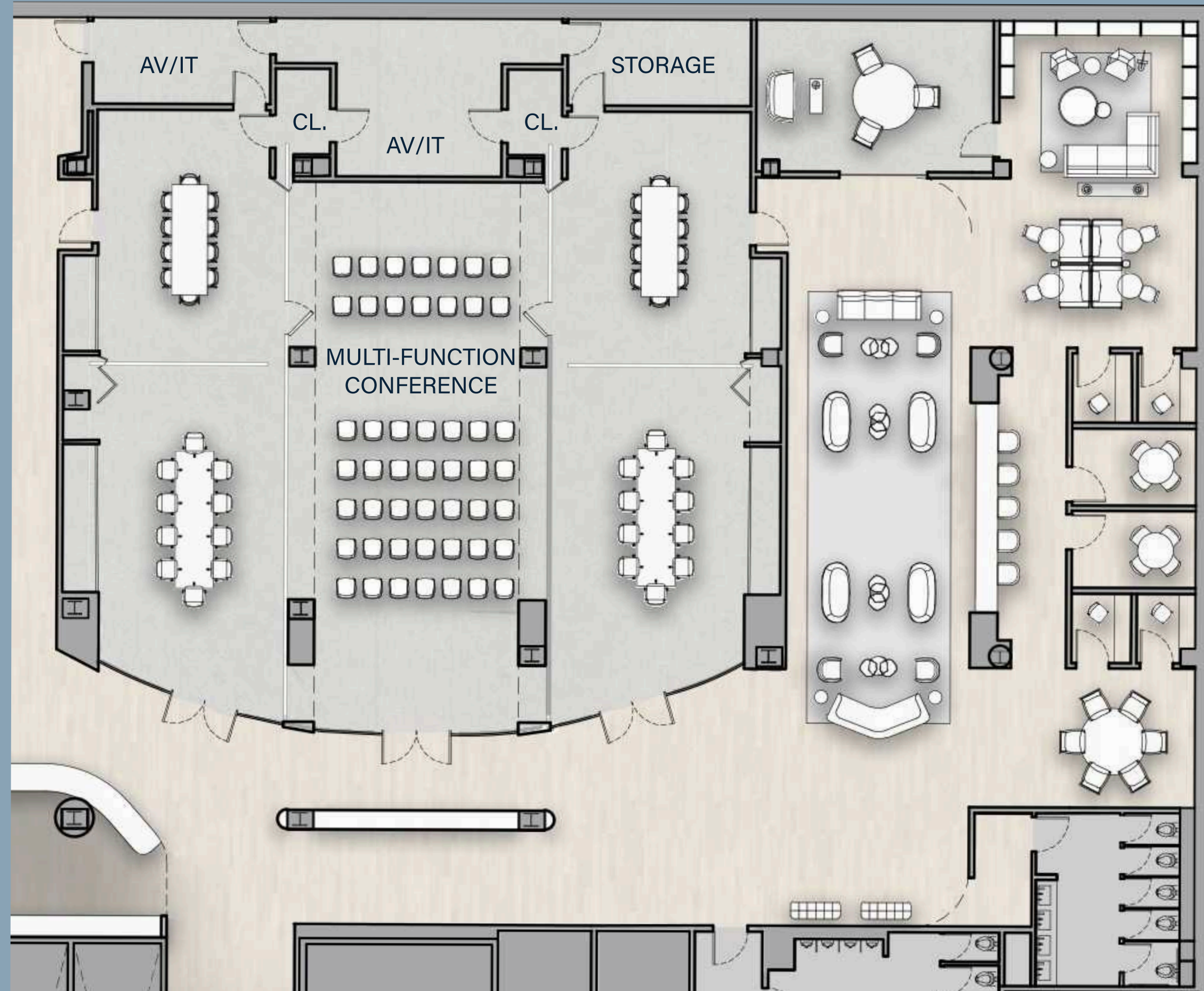
# LOUNGE PLAN



AMENITY

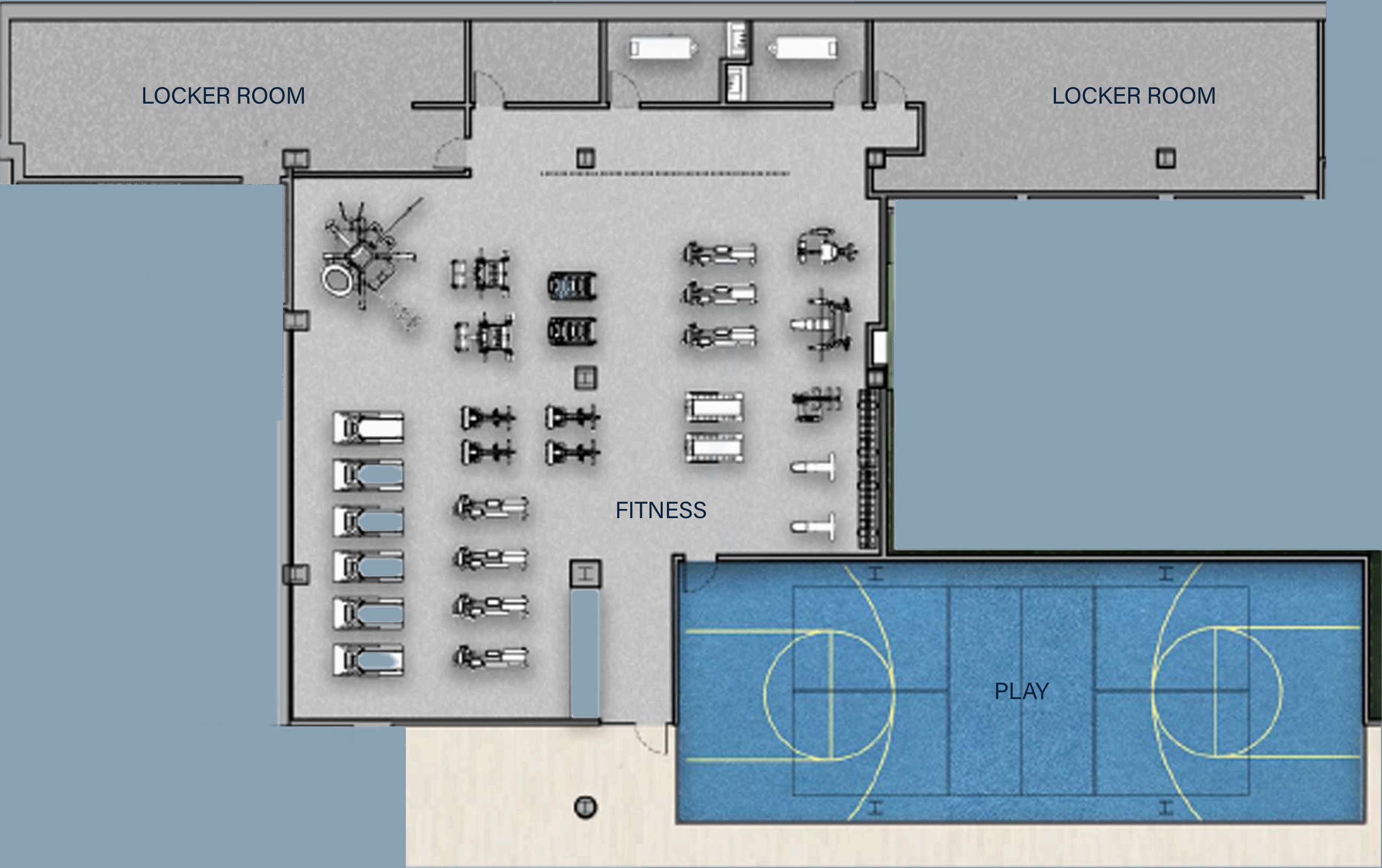
# CONFERENCE CENTER

Event flexibility



AMENITY

# FITNESS & WELLNESS



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## THE NEIGHBORHOOD

# A CENTRAL HUB

World-class transportation network provides access to all of New York City and the Tri-state area.

45

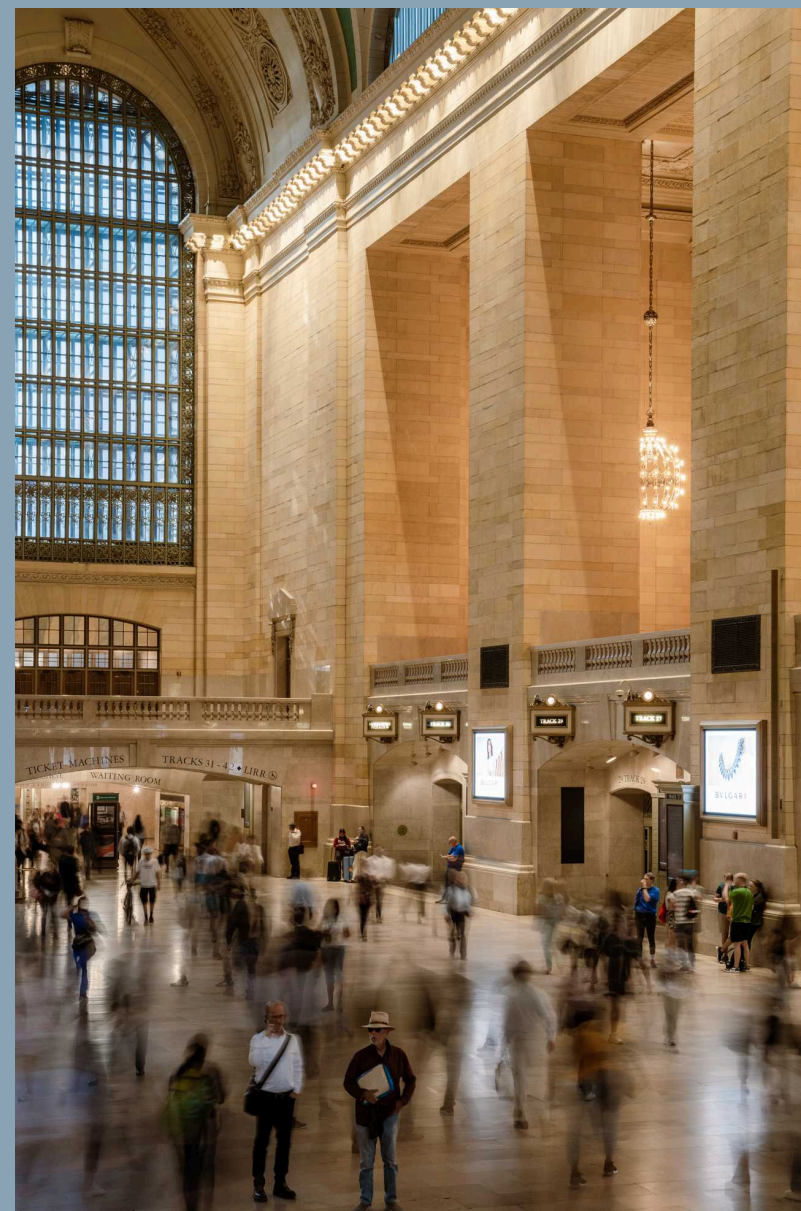
TRAIN PLATFORMS

20 MIN

LAGUARDIA AIRPORT

30 MIN

JFK AIRPORT



# THE NEIGHBORHOOD

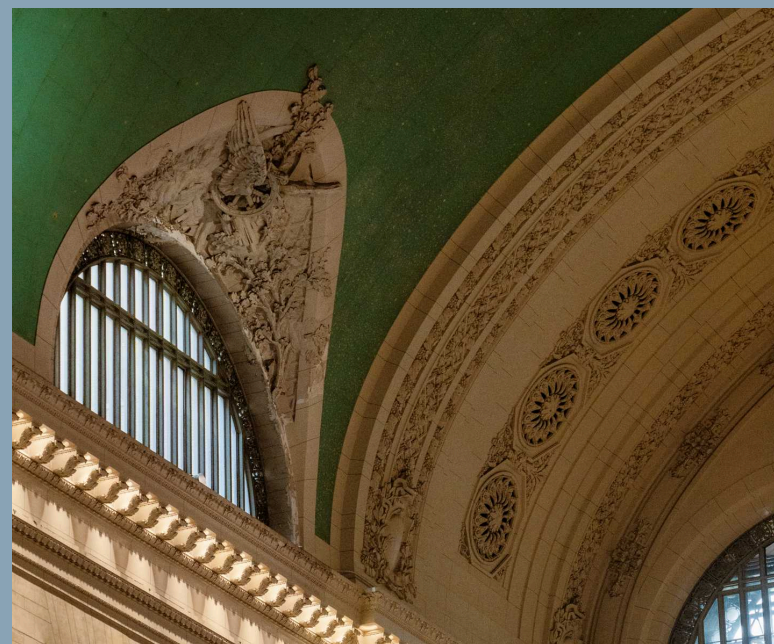


400



# ACCESS

TO GRAND CENTRAL RIGHT  
OUTSIDE YOUR DOOR



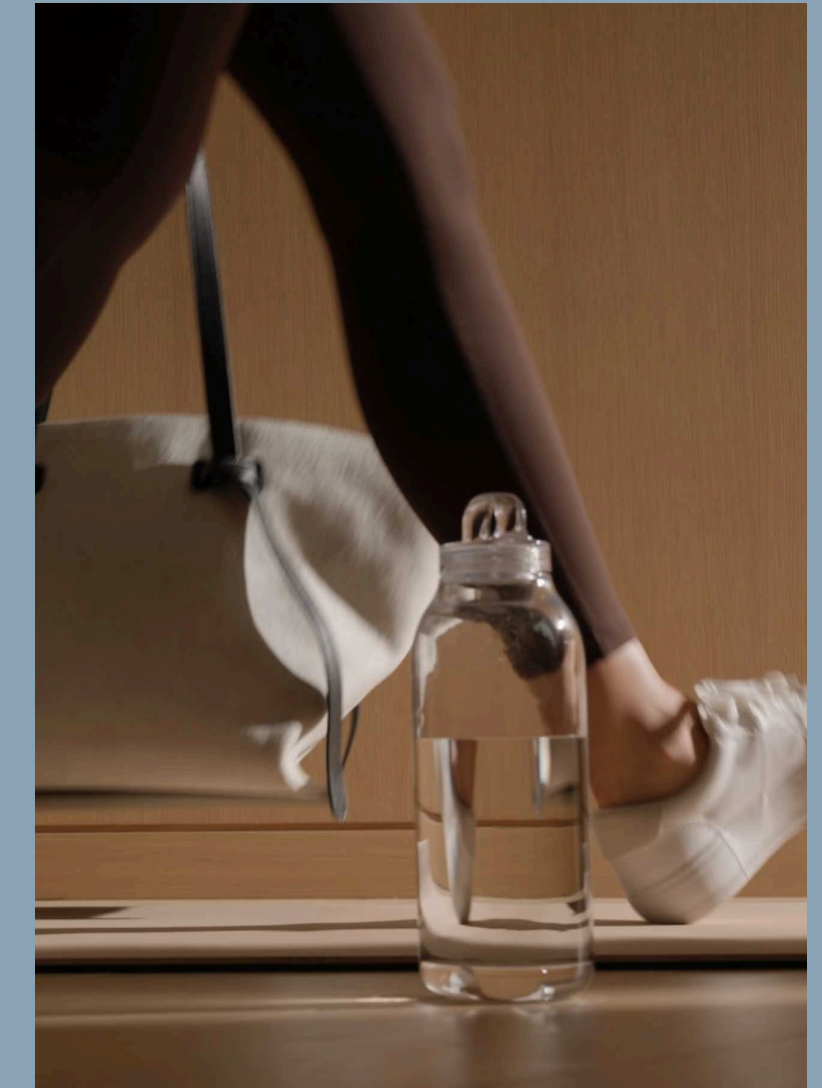
# A CORNERSTONE ADDRESS FOR INDUSTRY LEADERS

Offering direct transit access and surrounded by world-class dining and retail, this high-profile location offers an exceptional opportunity for firms looking to strengthen their presence and drive long-term growth.



130+

SHOPPING DESTINATIONS



15+

HOTEL & ACCOMMODATION  
LOCATIONS





# NEIGHBORHOOD

## Fine Dining

1. Dos Caminos
2. Fasano
3. Cipriani Dolci
4. Ammos Estiatorio
5. Morton's Steakhouse
6. Sea Fire Grill
7. Le Pavillon
8. Harta & Bar Harta
9. Gabriel Kreuther
10. Kellari Taverna
11. Aretsky's Patroon
12. Bryant Park Grill
13. Koi
14. The Capital Grille
15. Bobby Van's
16. Point Seven
17. Butter

## Retail

41. Sephora
42. The North Face
43. Muji Fifth Ave
44. Warby Parker
45. Paul Stuart
46. COS

## Bars

47. The Campbell
48. Lea Wine Bar
49. The Madison Lounge
50. Valerie
51. Bergamo's
52. The Stayton Room
53. Madame George
54. Raines Law Room at The William

## Casual Dining

18. Vanderbilt Market
19. Los Tacos No.1
20. Le Pain Quotidien
21. Tartinery Café
22. Sweetgreen
23. Park Ave Tavern
24. Pershing Square
25. JoJu
26. Le Botaniste
27. Cava
28. Naya
29. Dos Toros Taqueria
30. Shake Shack
31. Pret A Manger

## Cafés

55. Black Fox Coffee
56. Kona Coffee Roasters
57. Bluestone Lane Coffee
58. Blue Bottle
59. Ground Central Coffee
60. Cafe Grumpy
61. Maman
62. Starbucks

## Hotels

63. Bryant Park Hotel
64. InterContinental New York Barclay
65. The Gotham Hotel

## Retail

32. Barnes & Noble
33. Apple Store
34. Charles Tyrwhitt
35. Adidas
36. Lululemon
37. UGG
38. Vans
39. Saks Fifth Ave
40. Bluemercury

## Gyms

66. Equinox
67. Crunch Fitness
68. FORM50 Fitness
69. PureGym
70. Orangetheory



# VIEWS

## BEYOND THE HORIZON

From every vantage point within the tower, 360-degree views open out across Midtown, the East River, and beyond. These sweeping sightlines capture the full reach and rhythm of New York City, framing both the skyline and horizon. The result is a daily backdrop of scale, clarity, and possibility—an environment grounded in the city's energy and ambition.

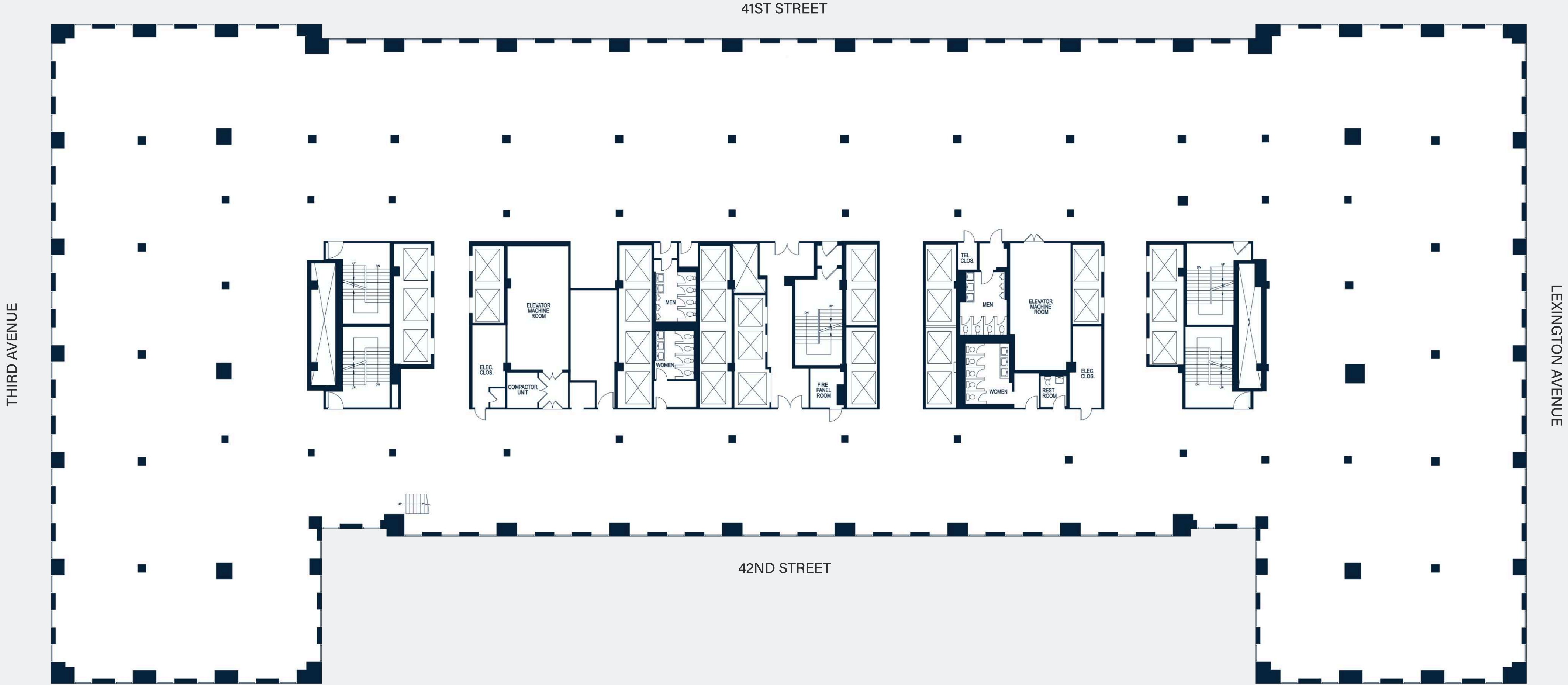


CORE & SHELL

ONE FIFTY EAST

# FLOOR 6

61,031 RSF

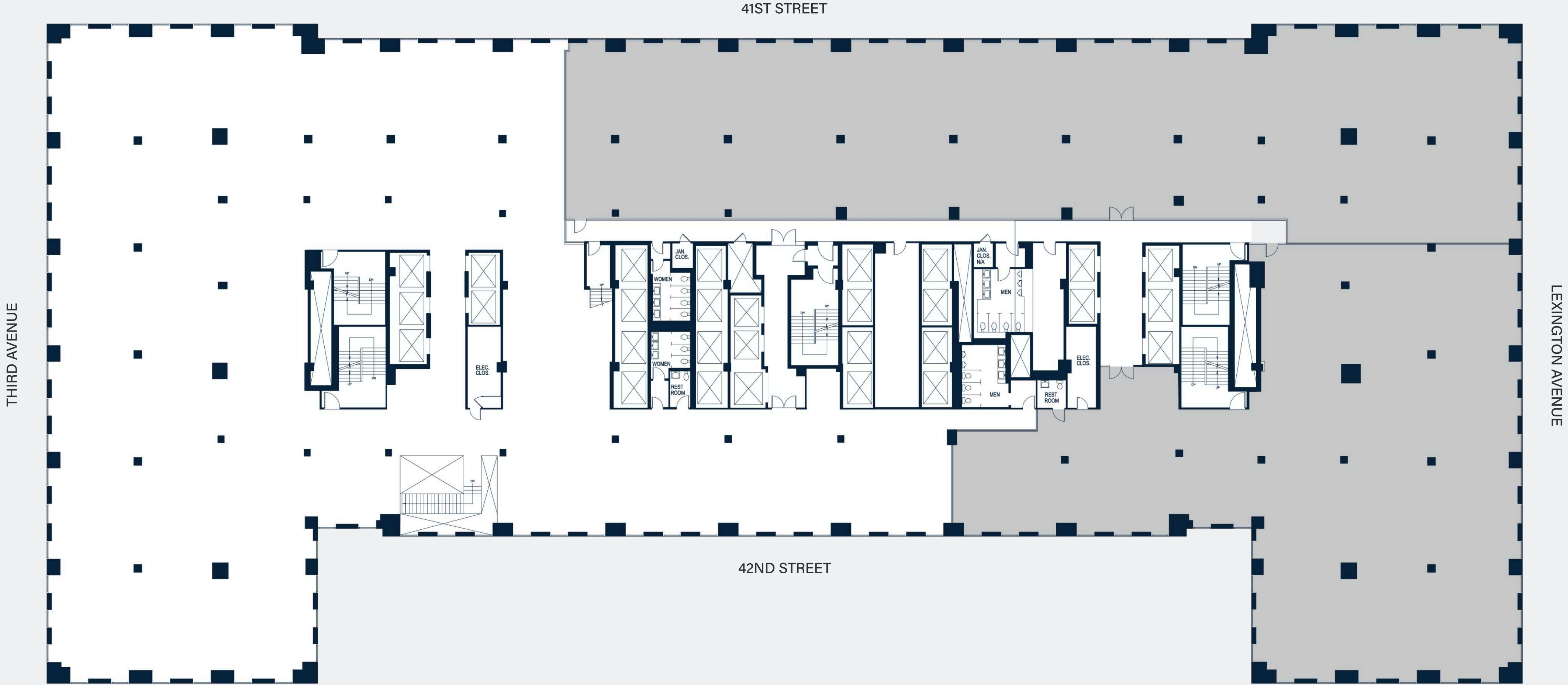


CORE & SHELL

ONE FIFTY EAST

# FLOOR 7

29,654 - 62,517 RSF



OPEN TEST-FIT

ONE FIFTY EAST

# FLOOR 6

61,031 RSF

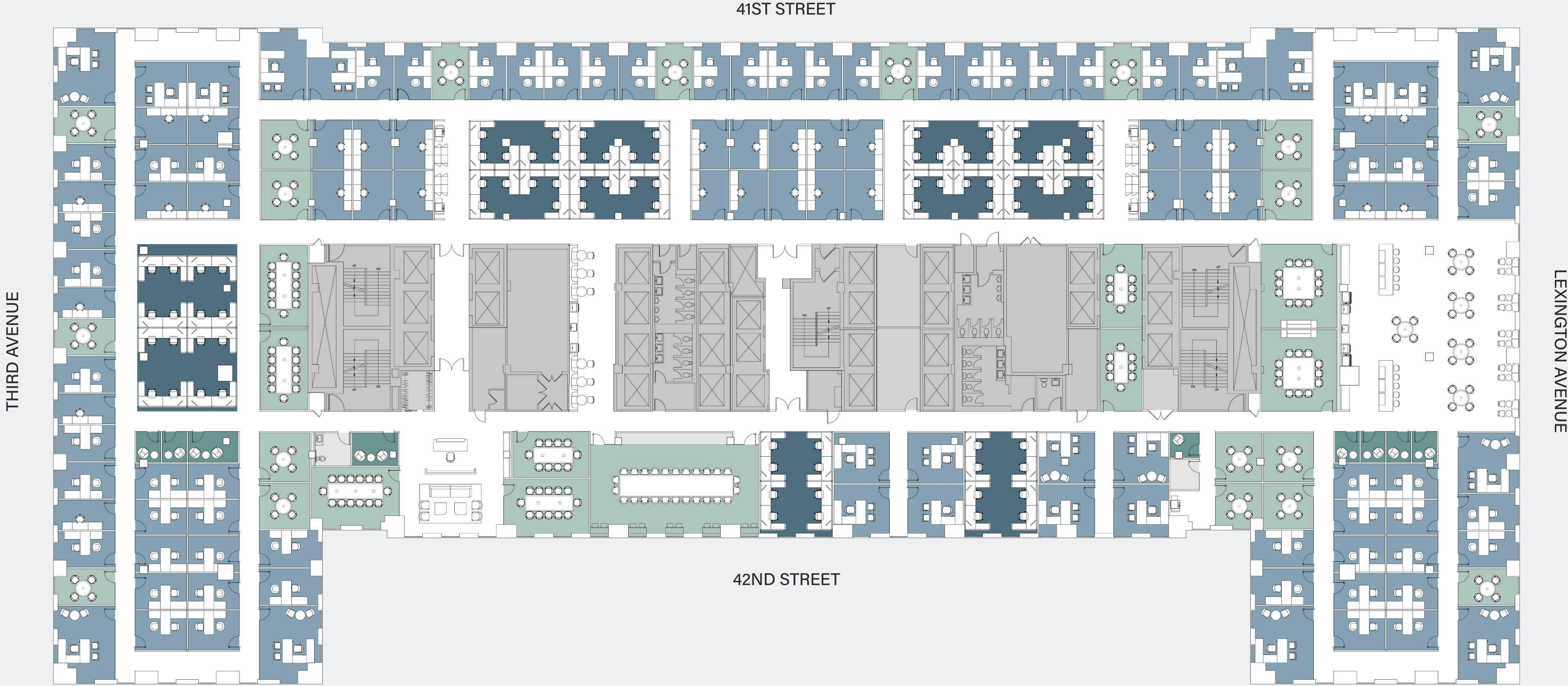
● OFFICE	24
● WORKSTATION	454
○ RECEPTION	1
● BOARDROOM (37P)	1
● MEDIUM CONFERENCE ROOM (14P)	1
● MEDIUM CONFERENCE ROOM (12P)	5
● MEDIUM CONFERENCE ROOM (8P)	2
● SMALL CONFERENCE ROOM (6P)	2
● SMALL CONFERENCE ROOM (4P)	11
● PHONE ROOM	9
○ PANTRY	2
○ COFFEE AREA	2
● WELLNESS ROOM	1
○ PRINT/COPY	2
● IT ROOM	1
● SUPPORT/STORAGE	3
<b>TOTAL HEAD COUNT</b>	<b>479</b>



# FLOOR 6

61,031 RSF

● OFFICE	116
● WORKSTATION	80
○ RECEPTION	1
● BOARDROOM (37P)	1
● MEDIUM CONFERENCE ROOM (14P)	1
● MEDIUM CONFERENCE ROOM (12P)	5
● MEDIUM CONFERENCE ROOM (8-10P)	3
● SMALL CONFERENCE ROOM (4P)	19
● PHONE ROOM	9
○ PANTRY	1
○ COFFEE AREA	2
● WELLNESS ROOM	1
○ PRINT/COPY	3
● IT ROOM	1
● SUPPORT/STORAGE	2
<b>TOTAL HEAD COUNT</b>	<b>197</b>



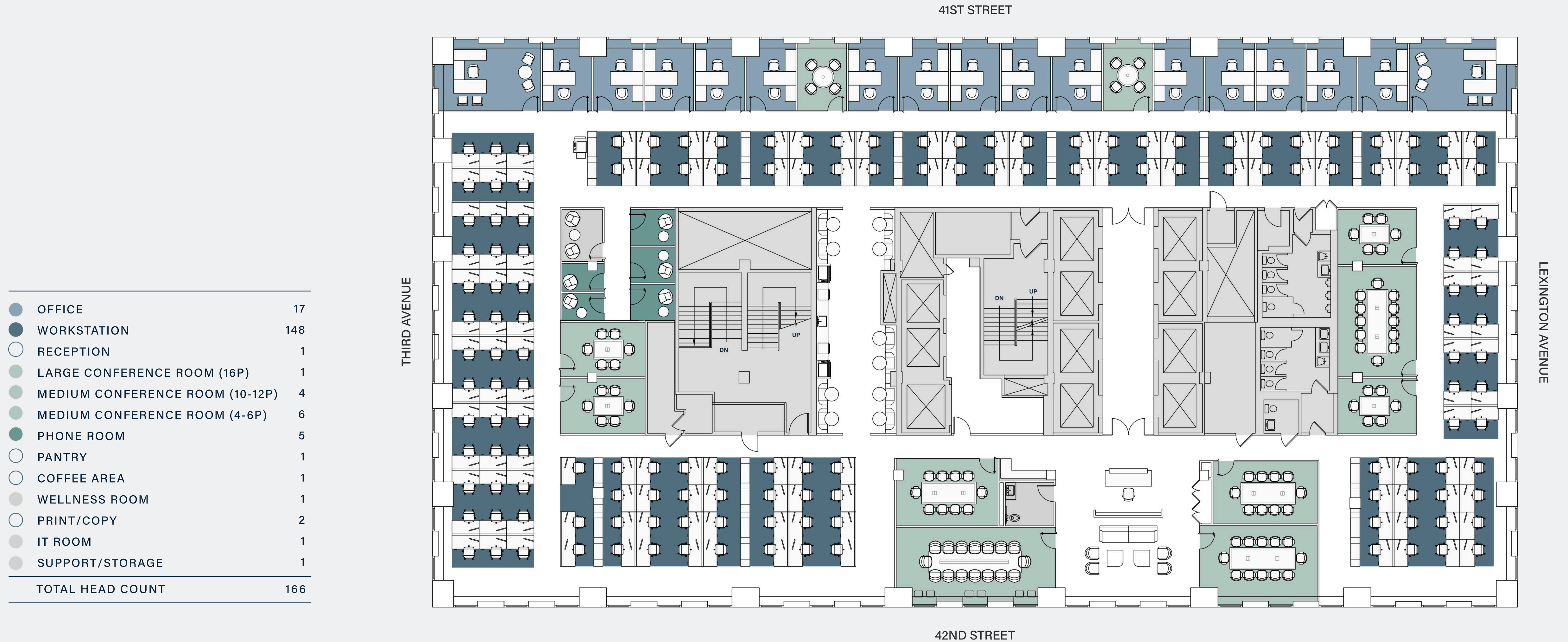
# TYPICAL TOWER FLOOR

~25,000 RSF



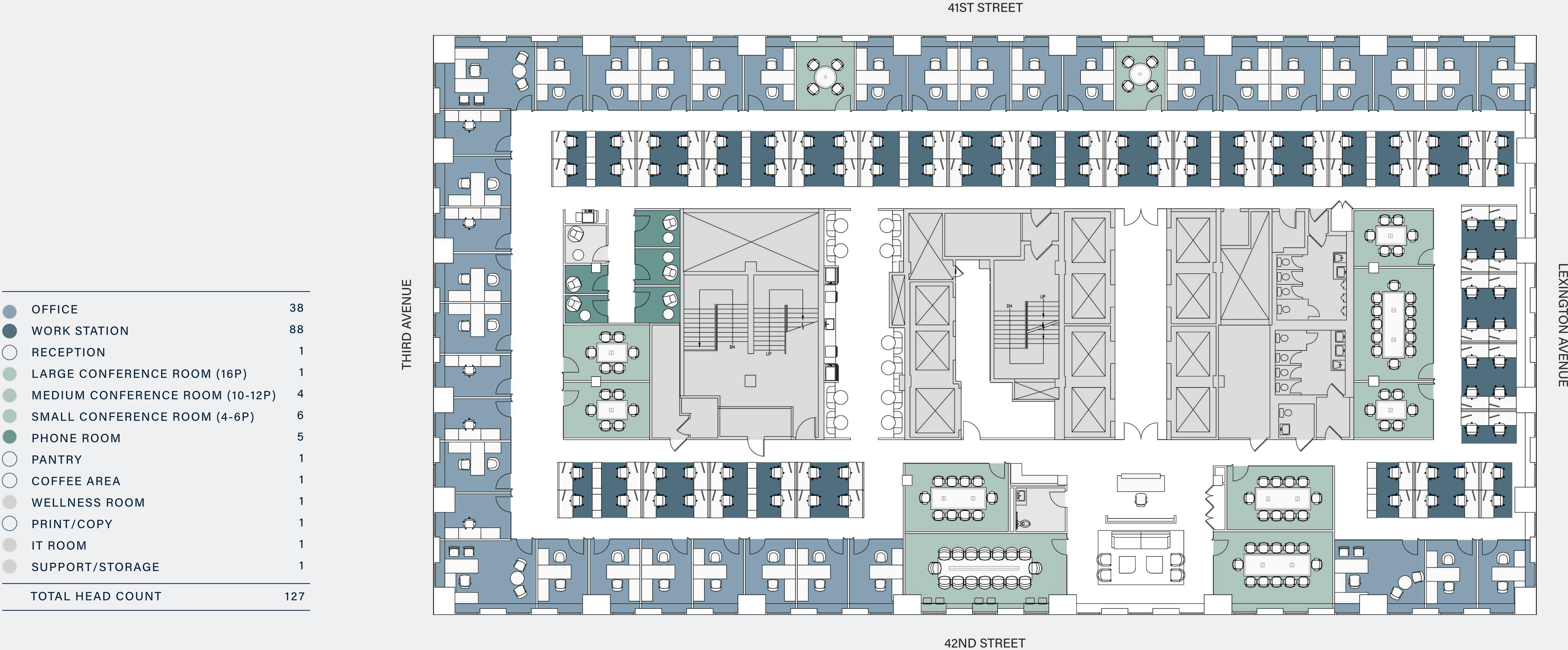
# TYPICAL TOWER FLOOR

~25,000 RSF



# TYPICAL TOWER FLOOR

~25,000 RSF



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RXR

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